

Lexington County, South Carolina, USA

Spirit of Opportunity



Lake Murray



COUNTY *of* LEXINGTON
ECONOMIC DEVELOPMENT
SOUTH CAROLINA

*A spirit of opportunity prevails here in Lexington County,
located in the center of South Carolina,
complete with a warm sunny climate and a strong business environment.*

*Logistically, we have the strategic advantage of being highly
interconnected within the state and all along the Southeast US corridor via
our roads, air travel, railroads and the Port of Charleston.*

*In addition to our ideal geography,
one of the primary advantages of locating within Lexington County
is that our local, county and state government and economic development partners
all work together to provide a business-friendly climate.*

*We welcome you to come see why
numerous businesses and industries call
Lexington County home.*



**SOUTH CAROLINA
IS A
RIGHT-TO-WORK
STATE**

21ST CENTURY WORKFORCE

BUSINESS AND EDUCATION PARTNERING FOR TOMORROW'S WORKFORCE

In Lexington County, our well-prepared, 21st century workforce is due to the tremendous support of government, business and educational leaders all working together to support new and existing industry in our region.

Our success is reflected in the increased growth of the County's population within the last decade, which is projected to reach more than 333,000 by 2030.

Due to our high level of work-readiness and innovative workforce education and training programs, Lexington County is the perfect place for advanced manufacturing, automotive, aerospace, healthcare, agribusiness and more.

GROWING CIVILIAN LABOR FORCE

Within the past decade, Lexington County's Civilian Labor Force grew by nearly 10%, adding more than 13,100 workers, exceeding that of the Columbia MSA and South Carolina, as well as double the national growth rate.

CIVILIAN LABOR FORCE*

	OCTOBER 2018	OCTOBER 2008	# VARIANCE	% VARIANCE
LEXINGTON COUNTY	146,601	133,446	+13,155	+9.86%
COLUMBIA MSA	399,043	372,113	+26,930	+7.24%
SOUTH CAROLINA	2,307,247	2,152,739	+154,508	+7.18%
USA	162,637,000	155,038,000	+7,599,000	+4.90%

*Civilian Labor Force consists of people who reside in the specified geography who are either working or unemployed and actively looking for work. Source: S.C. Department of Employment & Workforce



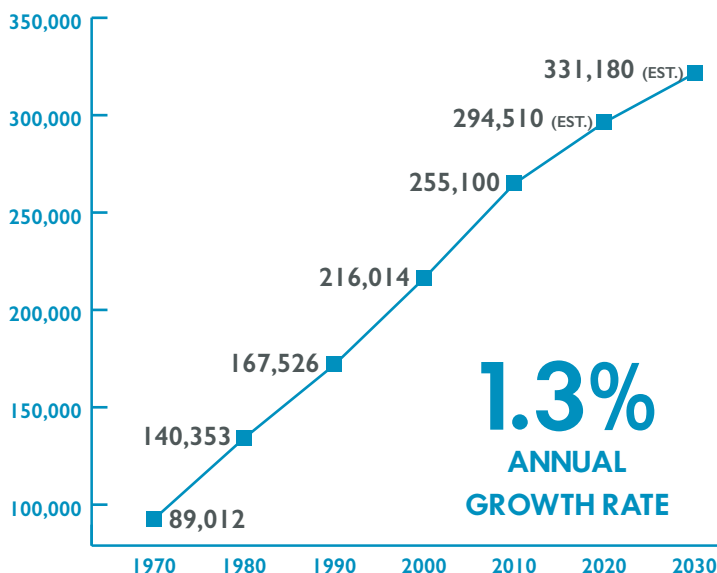
GROWING POPULATION

With an annual population growth rate of 1.3%, Lexington County is planning for tomorrow's growth by building new, state-of-the-art schools as well as improving our infrastructure system by widening roads and creating new interstate interchanges.

COMMUTING PATTERNS

Lexington County exports more than 53,000 workers per day. These out-commuters are a prime source of recruitable workers for new and expanding employers in Lexington County. The County also attracts more than 38,000 in-commuters daily.

POPULATION GROWTH

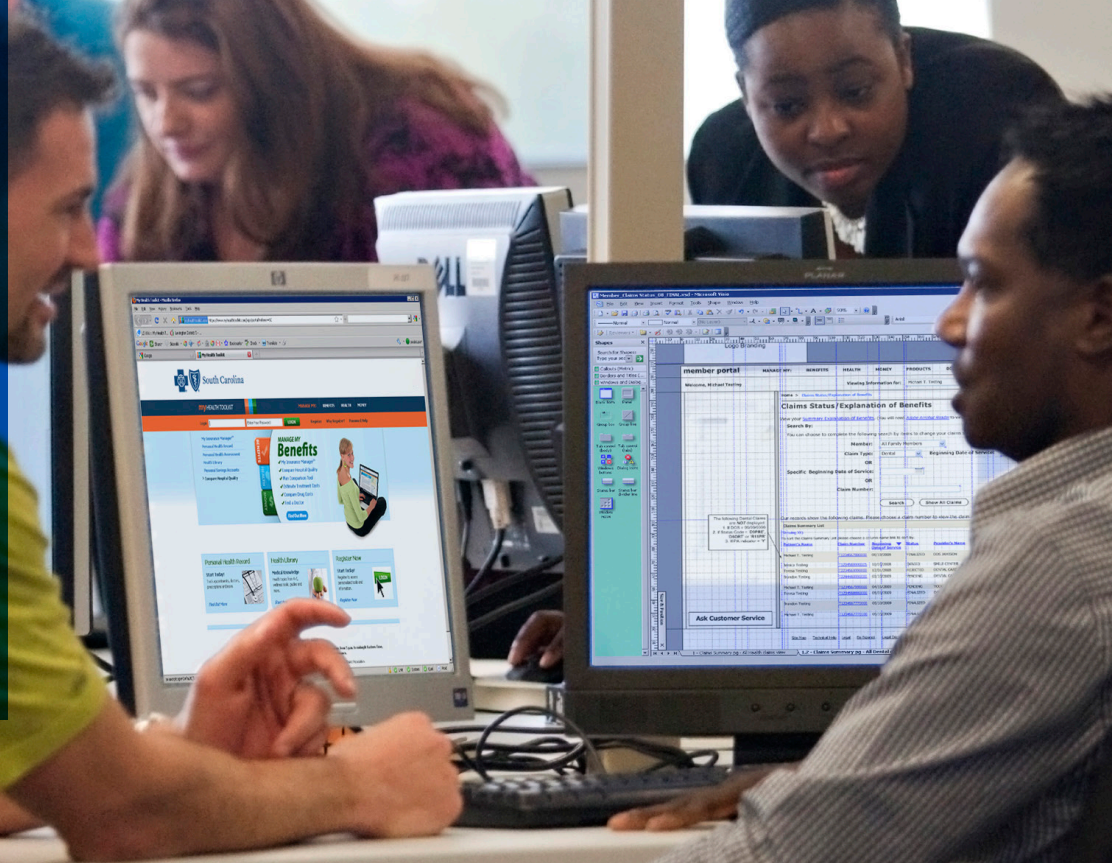


Source: SC Department of Employment & Workforce, Community Profile, 11-19-18

Source: U.S. Census Bureau – County Worker Flows 2013



**LEXINGTON COUNTY'S
FIVE PUBLIC SCHOOL
DISTRICTS, WHICH ARE
AMONG THE BEST IN
SOUTH CAROLINA,
ANNUALLY RANK AT
OR NEAR THE TOP IN
HIGHEST SAT SCORES
AMONG OTHER
SCHOOL DISTRICTS IN
THE STATE.**



EDUCATION PARTNERSHIPS AND TRAINING PROGRAMS

In Lexington County, our K-12 as well as our higher education institutions work alongside and partner with local business and industry to develop highly-skilled employees for new and existing companies.

6

COLLEGES AND UNIVERSITIES

**BOASTING 6
OUTSTANDING PUBLIC
AND PRIVATE HIGHER
EDUCATION INSTITUTIONS
WITHIN A 25-MINUTE DRIVE**

5

PUBLIC SCHOOL DISTRICTS

**ANNUALLY RANKING
AT OR NEAR THE TOP IN
HIGHEST SAT SCORES
AMONG PUBLIC SCHOOLS
IN SOUTH CAROLINA**

14

PRIVATE SCHOOLS

**OFFERING FAMILIES
OUTSTANDING EDUCATIONAL
OPPORTUNITIES IN THE
LEXINGTON AND COLUMBIA
METRO AREAS**

EDUCATIONAL INSTITUTIONS WITHIN A 20-MINUTE DRIVE FROM LEXINGTON COUNTY

NAME	SCHOOL TYPE	DRIVING MINUTES (TOWN OF LEXINGTON)	STUDENT POPULATION
UNIVERSITY OF SOUTH CAROLINA	4-YEAR, PUBLIC	15 MINUTES	34,099
MIDLANDS TECHNICAL COLLEGE MAIN CAMPUS*	2-YEAR, PUBLIC	15 MINUTES	16,000
COLUMBIA INTERNATIONAL UNIVERSITY	4-YEAR, PRIVATE	20 MINUTES	1,250
COLUMBIA COLLEGE	4-YEAR, PRIVATE	20 MINUTES	1,200
ALLEN UNIVERSITY	4-YEAR, PRIVATE	15 MINUTES	600
BENEDICT COLLEGE	4-YEAR, PRIVATE	15 MINUTES	2,247

*Midlands Technical College also has three (3) satellite campuses in Lexington County.



McNAIR CENTER

Training for aerospace-related education, research, K-12 STEM support, workforce development and industry engagement.

CENTER FOR APPLIED INNOVATION AND ADVANCED ANALYTICS

Increasing education and economic opportunities via collaboration of USC, Fluor Corporation and IBM.

FABER ENTREPRENEURSHIP CENTER

Bringing inventions and innovative technologies developed at USC and throughout South Carolina into the marketplace.

KENNEDY PHARMACY INNOVATION CENTER

Preparing future pharmacists in an environment that encourages ingenuity and innovation.



ADVANCED MANUFACTURING & SKILLED CRAFTS CENTER

Preparing students for careers in advanced manufacturing and skilled crafts via state-of-the-art equipment and hands-on learning.

MICHELIN NORTH AMERICA MECHATRONICS LABORATORY

Advanced technical training for mechatronics majors via ultramodern hands-on equipment, such as a Michelin-provided robot that provides real-work simulations.

LIFE SKILLS CENTER

Offering training and guidance on essential life or "soft" skills – communication techniques, work ethic, financial literacy and leadership.

LEARNING RESOURCE CENTER

Providing an ultra-modern place for students to collaborate via study rooms, classrooms and tutoring space.



**SOUTH CAROLINA
HAS THE LOWEST
UNIONIZATION RATE
IN THE
UNITED STATES**

WORKFORCE DEVELOPMENT PROGRAMS



READYSC™ WORKFORCE TRAINING

readySC™, which is recognized as one of the best workforce training programs in the U.S., has worked with more than 2,000 South Carolina companies and has trained more than 292,000 residents of the state since its inception in 1961. The readySC™ program includes recruiting, screening and training as well as a tailored curriculum to fit a company's specific needs.



APPRENTICESHIP CAROLINA

Apprenticeship Carolina™, a division of the SC Technical College System, ensures all employers in South Carolina have access to the information and technical assistance they need to create demand-driven registered apprenticeship programs. At no cost to the employer, consultants guide companies through the registered apprenticeship development process. Eligible businesses can receive a state tax credit of \$1,000 per apprentice per year for up to four years.

SC WORKS **MIDLANDS**

SC WORKS MIDLANDS

The SC Works Midlands system brings together a multitude of workforce development partners under one roof to help with all of a company's employment and training needs. Their team works with new and existing industry to identify skilled workers and place them in employment.



**MIDLANDS WORKFORCE
DEVELOPMENT BOARD**

MIDLANDS WORKFORCE DEVELOPMENT BOARD

The Midlands Workforce Development Board, which partners with local area school districts, county social service providers, the state vocational rehabilitative agency, the state Department of Employment and Workforce, local community action council and private non-profits, provides job readiness and motivation, job search assistance and job placement and retention services.



South Carolina
Department of Commerce

Just right for business.

REGIONAL WORKFORCE ADVISORS

Housed under the SC Department of Commerce, the 12 Regional Workforce Advisors are the state's resource for creating a workforce of the future. These advisors bridge gaps by helping businesses partner with schools to develop apprenticeships and job shadowing experiences as well as help local industry reach students, educators and parents to relay information about job descriptions, salaries and general industry information.



Midlands Education & Business Alliance

MIDLANDS EDUCATION AND BUSINESS ALLIANCE (MEBA)

MEBA impacts the Midlands workforce by connecting educators with businesses to create programs that align curriculum with work skills needed today and in the future. MEBA works across Lexington, Richland and Fairfield Counties, serving 6 colleges and universities, 9 local school districts, more than 160 schools and 100,000+ students. Plus, they coordinate the efforts of more than 250 business partners representing 16 career clusters.



SC MANUFACTURING EXTENSION PARTNERSHIP

South Carolina Manufacturing Extension Partnership (SCMEP) is a private, non-profit group that serves as a proven resource to South Carolina manufacturers, as they use a strategic, hands-on, partnering approach to help South Carolina companies improve their competitiveness, performance and profitability.



SINCE MICHELIN
INITIALLY
ANNOUNCED ITS
LEXINGTON COUNTY
FACILITY IN 1980,
THEY HAVE
ANNOUNCED
7 EXPANSION PROJECTS.



THRIVING, DIVERSIFIED INDUSTRY SECTORS

HOME TO MANY OF THE TOP U.S. AND INTERNATIONAL COMPANIES

From headquarters to back-office operations to food processing, manufacturing and distribution, Lexington County's ideal location and competitive workforce make it the place to be for new and expanding business and industry.

WE HAVE A PROVEN TRACK RECORD WITH A WIDE ARRAY OF INDUSTRY SECTORS, INCLUDING:

- » Advanced Manufacturing
- » Aerospace
- » Agriculture
- » Automotive
- » Aviation Freight Transport
- » Biotechnology
- » Cables & Systems
- » Computer Servers & Chips
- » Food Processing
- » Headquarters/Back Office
- » Hub Retail Distribution
- » Medical

TOP EMPLOYERS

COMPANY NAME	INDUSTRY
LEXINGTON MEDICAL CENTER	HEALTHCARE
AMAZON	DISTRIBUTION
MICHELIN TIRE CORP.	TIRE MANUFACTURING
DOMINION ENERGY SOUTH CAROLINA	HEADQUARTERS
HOUSE OF RAEFORD	MANUFACTURING
SOUTHEASTERN FREIGHT LINES	TRANSPORTATION AND WAREHOUSING
SHAW INDUSTRIES	FLOOR COVERING MANUFACTURING

Source: Central SC Records and Reference USA



THESE COMPANIES PROUDLY CALL LEXINGTON COUNTY HOME



RECENT ANNOUNCEMENTS

COMPANY NAME	INDUSTRY	YEAR	NEW OR EXPANSION	INVESTMENT	JOBS CREATED
NUCOR BUILDING SYSTEMS	MANUFACTURING, METAL BUILDING SYSTEMS	2018	EXPANSION	\$9,000,000	60
TIDEWATER BOATS	MANUFACTURING, SALTWATER BOATS	2018	EXPANSION	\$8,300,000	100
DOMINO'S	FOOD PROCESSING	2018	NEW	\$20,000,000	75
PRYSMIAN GROUP	TELECOM CABLES AND SYSTEMS	2017	EXPANSION	\$15,000,000	30
NEPHRON PHARMACEUTICALS	MANUFACTURING, MEDICATIONS	2017	EXPANSION	\$12,500,000	125
ELECTRO-SPEC, INC.	MANUFACTURING, SPECIALTY PLATING	2017	NEW	\$3,100,000	53
AMAZON'S MAKE ON DEMAND	BOOK PRINTING AND PUBLISHING	2017	EXPANSION	\$25,000,000*	149
CMC STEEL	MANUFACTURING, SHREDDING	2017	EXPANSION	\$20,000,000	52
SHAW INDUSTRIES GROUP, INC.	ELECTRIC POWER	2017	EXPANSION	\$21,000,000	
CYPRESS CREEK RENEWABLES	SOLAR ENERGY (5 PROJECTS)	2017	NEW	\$302,000,000	
CYPRESS CREEK RENEWABLES	SOLAR ENERGY (5 PROJECTS)	2016	EXPANSION	\$70,000,000	
AKEBONO BRAKE	ADVANCED MATERIALS: BRAKE AND FRICTION	2015	EXPANSION	\$40,000,000	100
SUN SOLUTIONS	PRINT AND MEDIA COMMUNICATIONS	2015	EXPANSION	\$10,500,000	50

Source: SC Department of Commerce

*Investment is unconfirmed



BUSINESS-FRIENDLY CLIMATE

STATE AND LOCAL TEAMS WORKING TOGETHER

Lexington County and South Carolina are aligned in supporting a strong business climate, which aides new and existing industry by offering a variety of business and tax incentives. Our team approach of County Council working diligently with local leaders and staff creates a customer-centric tax and permitting environment and provides easy access to decision makers.

By combining a pro-business climate with performance-based incentives, this demonstrates our commitment to the collective future of industry in our County and the Palmetto State.

BUSINESS INCENTIVES

Lexington County and South Carolina offer a variety of competitive and customized incentive programs aimed at keeping industry operating costs low.

NO

- » No state real or personal property tax
- » No local income tax
- » No inventory tax
- » No sales tax on manufacturing machinery and equipment, computer services and software, material-handling equipment and a host of other sales tax exemptions
- » No wholesale sales tax
- » No pollution control equipment sales tax



JOB DEVELOPMENT INCENTIVES

South Carolina's Coordinating Council for Economic Development offers two job development and retraining credits to new and existing industry in the state.

JOB DEVELOPMENT CREDITS

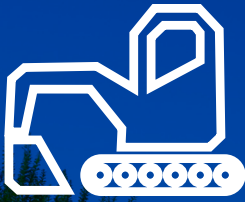
South Carolina's Enterprise Program administers job development credits by providing companies with funds to offset the cost of locating or expanding a business facility in the state.

JOB RETRAINING CREDITS

For annual job retraining in an effort to remain competitive or to introduce new technologies, eligible businesses may qualify for a refund of up to \$500 per employee.

“Lexington County has all of the key elements to help our organization gain a competitive advantage — from an excellent labor force to a superior transportation network to an exceptional quality of life. This advantage helps set our company apart in this ever-changing global marketplace.”

— Marty Wilson
General Manager, Flex
Lexington County, SC, Facility



**SOUTH CAROLINA
OFFERS SALES TAX
EXEMPTIONS TO
MANUFACTURERS
ON MACHINERY AND
EQUIPMENT FOR
BOTH RESEARCH &
DEVELOPMENT AND
PRODUCTION.**



TAX INCENTIVES

CORPORATE INCOME TAX CREDITS

South Carolina has a number of tax credits that can be used to offset the state's corporate income taxes. Some of the more frequently used incentives are detailed here:

JOBS TAX CREDIT

Benefits companies for job creation that helps reduce state corporate income tax liability, up to 50% in a single year and unused credits may be carried forward for 15 years.

CORPORATE HEADQUARTERS TAX CREDIT

Credit is equal to 20% of the qualifying costs for establishing or expanding a corporate headquarters.

PORT VOLUME INCREASE CREDIT

Manufacturers, warehouses and distributors using South Carolina port facilities and increasing base port cargo volume by 5% in a single year over base-year totals are eligible for an income tax credit or credit against employee withholding.

RESEARCH AND DEVELOPMENT TAX CREDIT

Credit equal to 5% of expenditures are available against state corporate income tax or corporate license tax for qualified research and development expenditures. Any unused credit may be carried forward for 10 years.

INVESTMENT TAX CREDIT

Used to offset up to 100% of corporate income tax liability with unused credits carrying forward for up to 10 years.



SALES AND USE TAX INCENTIVES

The sales and use tax rate in South Carolina is 6%. Sales tax applies to all retail sales, leases and rentals.

OUT-OF-STATE SALES EXEMPTION

South Carolina exempts sales tax on the gross proceeds of the sale of tangible personal property where the buyer is out-of-state.

OUT-OF-STATE PURCHASES-USE TAX CREDIT

South Carolina provides a credit to the use tax for sales and use taxes on the purchase of tangible personal property paid in another state if the state has similar tax credits on tangible personal property purchased in this state.

SALES TAX EXEMPTIONS

South Carolina supports new and expanding industry with state and local sales tax exemptions to include the following:

- » Machinery and equipment used in production
- » Research and development machinery and equipment
- » Repair parts
- » Materials used for a finished product
- » Fuels used in the production process including electricity
- » Pollution control equipment
- » Packaging materials
- » Rail cars and locomotives
- » Computer equipment used in a technology facility
- » Computer services and software
- » Recycling property used in a recycling facility



PROPERTY TAX INCENTIVES

There are numerous performance-based or statutory-based property tax incentives in Lexington County designed to minimize a company's initial operating costs.

PROPERTY TAX EXEMPTIONS

South Carolina exempts 3 classes of property from taxation:

- » Inventories
- » Intangible property
- » Pollution control equipment

PROPERTY TAX ABATEMENTS

5-year property tax abatements from county ordinary operating taxes for facilities investing \$50,000+ include:

- » Manufacturing facilities
- » Research and Development facilities
- » Distribution facilities
- » Headquarters facilities

FEE-IN-LIEU OF PROPERTY TAXES (FILOT)

Companies investing more than \$5 million within 5 years can negotiate a lower assessment ratio, as low as 6%, and stabilize millage rates for up to 30 years.

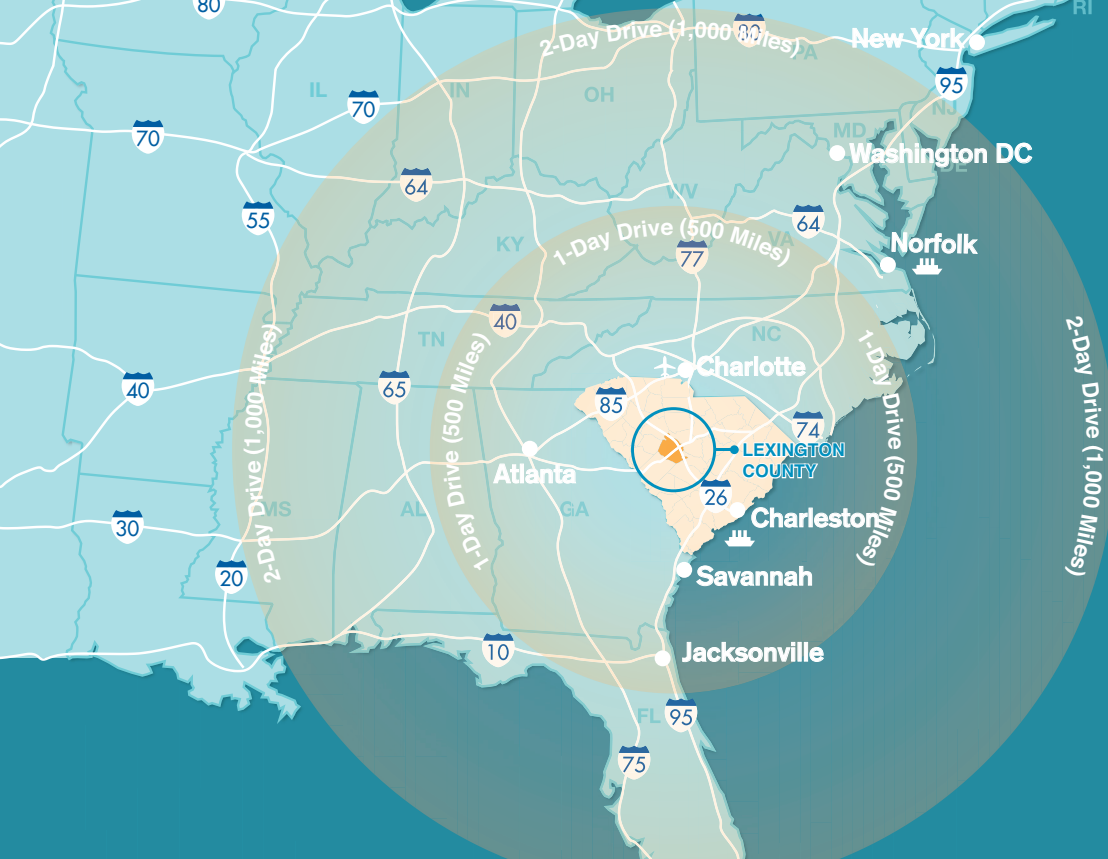
SUPER FEE-IN-LIEU OF PROPERTY TAXES (SUPER FILOT)

Companies may negotiate a Super FILOT of an assessment ratio as low as 4% by meeting one of these qualifications within 8 years:

- » Create 125 new jobs and invest \$150 million
- » Single investment of \$400 million+

SPECIAL SOURCE REVENUE CREDIT (SSRC)

To help offset a project's infrastructure and/or machinery and equipment costs, an SSRC provides a credit off the tax payment due to Lexington County in designated years.



CENTRALLY LOCATED

IN THE HEART OF SOUTH CAROLINA

Lexington County, located in the geographic center of South Carolina and centrally aligned along the Eastern seaboard, is the beneficiary of a well-developed infrastructure offering quick and easy access to all forms of transportation.

“I cannot underscore how expeditious and wonderful it was to work with the state and County authorities on the permitting process. I’ve never seen anything go smoother.”

— Lou Kennedy, CEO
Nephron Pharmaceuticals Corporation

GEOGRAPHY

OPTIMAL LOCATION ALONG THE EAST COAST

Lexington County is ideally located along the Eastern United States corridor. Located 12 hours from both New York City and Miami, businesses nestled in Lexington County are in a prime location for the distribution of its goods and services.

DRIVING DISTANCES	
CHARLOTTE NC	1.5 HOURS
CHARLESTON SC	2 HOURS
GREENVILLE SC	2 HOURS
MYRTLE BEACH SC	2.5 HOURS
HILTON HEAD SC	2.5 HOURS
RALEIGH NC	4 HOURS
SAVANNAH GA	3 HOURS
ATLANTA GA	3.5 HOURS
MIAMI FL	12 HOURS
NEW YORK CITY NY	12 HOURS



**A POPULATION OF
1.7 MILLION PEOPLE
LIVE WITHIN
60 MILES OF
LEXINGTON COUNTY**



TRANSPORTATION

Being in the center of South Carolina, businesses in Lexington County can easily transport to their customers and from their suppliers. Plus, the Port of Charleston — only a 90-minute drive by freeway — is the nation's 8th busiest container port.



AIR

COLUMBIA METROPOLITAN AIRPORT

3 major carriers

35 non-stop flights
to 9 major airports
and 8 destinations

Used by UPS, FedEx,
DHL Global Forwarding

Foreign Trade Zone

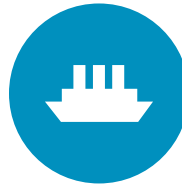


ROAD

I-20 I-26 I-77

Intersection of
3 major interstates

Bordered by
I-85 to the west and
I-95 to the east



PORT

PORT OF CHARLESTON

90-minutes from
Lexington County

5 Terminals

By 2021, deepest
port on East coast



RAIL

CSX NORFOLK SOUTHERN

Major routes
through region

Regional terminals



UTILITIES

The County boasts of over 20 utility providers ranging from electric power to water and sewer services to innovative communication providers offering state-of-the-art mobile, internet and data services.

Dominion Energy South Carolina is a major provider, along with the local Electric Cooperative providers.

Connectivity is not an issue when it comes to Lexington County and the digital world, such as broadband and high speed internet are standard here. Giga-bit internet service, Zipstream, is available from the local internet provider, Comporium, as well as Carolina Connect, a new fiber optic provider from Mid-Carolina Electric Cooperative available to their cooperative members.

UTILITIES	PROVIDERS
ELECTRICITY	AIKEN ELECTRIC COOPERATIVE
	DOMINION ENERGY SOUTH CAROLINA
	MID-CAROLINA ELECTRIC COOPERATIVE (MCEC)
	TRI-COUNTY ELECTRIC COOPERATIVE
NATURAL GAS	DOMINION ENERGY SOUTH CAROLINA
TELECOMMUNICATIONS	AT&T
	CAROLINA CONNECT
	COMPORIUM
	SEGRA
	SPECTRUM
	WINDSTREAM

UTILITIES	PROVIDERS
WATER AND SEWER	BLUE GRANITE WATER COMPANY
	CITY OF CAYCE
	CITY OF COLUMBIA
	CITY OF WEST COLUMBIA
	GILBERT SUMMIT RURAL WATER
	LEXINGTON COUNTY JOINT MUNICIPAL
	WATER AND SEWER COMMISSION
	TOWN OF BATESBURG-LEESVILLE
	TOWN OF CHAPIN
	TOWN OF GASTON WATER
	TOWN OF LEXINGTON



IN LEXINGTON, OUR HOME BASEBALL TEAM IS THE LEXINGTON COUNTY BLOWFISH. IN NEARBY COLUMBIA, THERE ARE THE USC GAMECOCK FOOTBALL, BASKETBALL AND BASEBALL TEAMS, AS WELL AS COLUMBIA FIREFLIES BASEBALL, JUST TO NAME A FEW.

SUPERIOR LIFESTYLES

SMALL TOWN CHARM WITH URBAN AMENITIES

Residents from around the country have located to Lexington, drawn to the County's small town charm, natural beauty, welcoming neighbors and an endless array of amenities and conveniences.

Lexington County has a unique mix of shops and restaurants, award-winning schools, splendid Lake Murray and traditional, family-friendly neighborhoods ranging from lakeside luxury and classic country homes to new suburban developments.

Pair that with sunny, warm weather, being in close proximity to Charlotte and Atlanta, plus a never-ending list of recreation and sporting events, and you will start to envision why more than 260,000 people call Lexington County home.

OVERALL NICHE GRADES FOR LEXINGTON

A+

PUBLIC SCHOOLS

A+

GOOD FOR FAMILIES

A

HOUSING

HEALTHCARE



LEXINGTON
MEDICAL CENTER

One of the state's premier health care facilities, Lexington Medical Center is a 509-bed modern medical complex, offering a network of 600+ affiliated physicians and has the region's only heart program with a Duke Heart Center affiliation.

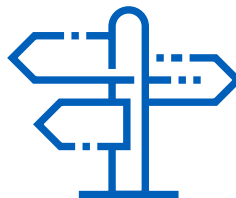


ENTERTAINMENT & RECREATION



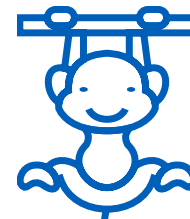
LAKE MURRAY

THE "JEWEL" OF LEXINGTON COUNTY OFFERS SAILING, WATERSKIING, CAMPING AND FISHING ALONG 500 MILES OF SHORELINE AND 50,000 ACRES OF WATER.



THREE RIVERS GREENWAY

9.5-MILE SERIES OF RIVERFRONT PATHWAYS INCLUDING LIGHTED TRAILS AND BOARDWALKS, OUTDOOR AMPHITHEATERS AND BREATHTAKING VIEWS OF DOWNTOWN COLUMBIA.



RIVERBANKS ZOO AND BOTANICAL GARDENS

NATIONALLY RANKED ZOO HOUSING MORE THAN 3,000 ANIMALS, AS WELL AS AN AQUARIUM AND AN IMPRESSIVE 70-ACRE BOTANICAL GARDEN.

BUSINESS/INDUSTRIAL PARK SITE OPTIONS



COST OF LIVING INDEX

CITY	INDEX
LEXINGTON, SC	93.2
RICHMOND, VA	94.3
CHARLOTTE, NC	94.8
NASHVILLE, TN	95.5
JACKSONVILLE, FL	95.8
ATLANTA, GA	98.7
DENVER, CO	110.4
MIAMI, FL	111.0
CHICAGO, IL	118.5
LOS ANGELES, CA	142.3
BOSTON, MA	148.1
SAN FRANCISCO, CA	177.4
NEW YORK, NY	228.2

Sources: C2ER, 2016 annual averages and BestPlaces.net



\$136,700

**THE MEDIAN HOME PRICE IN
LEXINGTON COUNTY**



COUNTY *of* LEXINGTON
ECONOMIC DEVELOPMENT
SOUTH CAROLINA

212 SOUTH LAKE DRIVE, SUITE 502, LEXINGTON, SC 29072

803.785.6818

WWW.LEXINGTONCOUNTYUSA.COM